

Exhibit A

Mauldin at Butler, LLC

November 30, 2018

VIA: Certified Mail, Return Receipt Requested 7018 1830 0002 0602 5829

Sears Holdings Corp.
Kmart #7274
Property Tax Department
3333 Beverly Road, B2-110A
Hoffman Estates, IL 60179

Re: Lease Agreement with Mauldin at Butler, LLC
2018 Reconciliation

As provided in the subject lease agreement, we have reconciled property tax expenses for the twelve months ending December 31, 2018. Enclosed please find a statement of property tax expenses and an invoice for your pro-rata share of these expenses. Below is a summary of the reconciliation:

Property Tax Total Due \$ 88,660.08

Please remit payment to **Mauldin at Butler, LLC** at Post Office Box 2567, Greenville, South Carolina 29602.

Please contact me with any questions.

Regards,



Caitlin Moscato
Property Manager
cmoscato@hughesdevelopment.com
864-242-4483 ext. 24

Enclosures

Mauldin at Butler, LLC
PO Box 2567
Greenville, SC 29602

INVOICE

Invoice No. 34767

November 30, 2018

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Sears Holdings Corp. (Kmart #7274)
Property Tax Dept.; B2-110A
3333 Beverly Road:
Hoffman Estates, IL 60179

Mauldin Shopping Center
Mauldin, SC
Re: 7274 - Unit: Anchor
KMART
Kmart #7274

The following is a calculation of your share of property tax expense for Mauldin Shopping Center for the calendar year 2018.

Tenant Square Footage Summary

Property Taxes

Leased Premises	87,543
Gross Leasable Area	92,498
Percentage Share	94.6428%

Property Taxes

\$93,678.63

Your Share of Expenses (94.6428% of \$93,678.63)

\$88,660.08

Amount Due

\$88,660.08**Invoice Total Amount Due**\$88,660.08

Mauldin Shopping Center
Mauldin, SC
Common Area Expense Summary
Expense for the Calendar Year 2018

November 30, 2018

Sears Holdings Corp. (Kmart #7274)
Property Tax Dept.; B2-110A
3333 Beverly Road:
Hoffman Estates, IL 60179

Mauldin Shopping Center
Mauldin, SC
Re: 7274 - Unit: Anchor
KMART
Kmart #7274

The following calculation of property tax expense for Mauldin Shopping Center for the calendar year 2018.

Property Taxes

Property Taxes	\$93,678.63
Total Property Taxes	<u>\$93,678.63</u>

Bat: 193257 Date Paid: 11/29/2018 Time: Pg 54 of 76

Tran#: 959278
Cashier 0031

Acct #: 201800016361377001

Value: 283140 Dist: 799

Appr: 4,718,980

Total Paid: 93,678.63

Total Paid 93,678.63

Check: 93,678.63 39682

129 W BUTLER RD

201800016361377001

TMS: M006-02-01-002-03

MAULDIN AT BUTLER INC

KMART BURR WOLFF LP

PO BOX 2567

GREENVILLE SC 296022567

Receipt 1 of 1

2018

GREENVILLE COUNTY CONSOLIDATED TAX NOTICE

www.greenvillecounty.org

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261

DIST	TOTAL TAX VALUE	RATIO	ASSESSED VALUE	MILLAGE
799	4718980	6%	283140	.32060

RECEIVED NOV 16 2018

ACCT #: 1800016361377
 DATE PRINTED: 11/12/2018
 MAP #: M006.02-01-002.03

1146 1 AV 0.375 P:1146 / T:6 / S:



77 KMART BURR WOLFF LP
 PO BOX 2567
 GREENVILLE SC 29602-2567



CURRENT YEAR

TAXABLE MARKET VALUE: 4,718,980
 ASSESSED VALUE: 283,140
 TOTAL TAX \$ 90,774.68
 SANITATION

PUBLIC SAFETY COMM FEE \$ 14.95

COUNTY STORMWATER \$ 2,889.00

CITY STORMWATER

HOMESTEAD LESS SCHOOL OPERATIONS

SCHOOL TAX CREDIT SAVINGS

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2019* **\$ 93,678.63**

PAY JAN 16, 2019 - FEB 01, 2019
 (INCLUDES ADDITIONAL 3% PENALTY)* \$ 96,401.87

PAY FEB 02, 2019 - MAR 16, 2019
 (INCLUDES ADDITIONAL 7% PENALTY)* \$ 102,756.09

PAY AFTER MAR 16, 2019
 (INCLUDES ADDITIONAL 5% PENALTY PLUS \$40.00 COST)* \$ 107,334.83

MAULDIN AT BUTLER INC
 KMART BURR WOLFF LP
 YOUR PROPERTY IS ASSESSED AT 6%
 IF THIS IS YOUR LEGAL RESIDENCE
 CONTACT REAL PROPERTY SERVICES
 AT 864-467-7300.

ACRES: 6.960
 129 W BUTLER RD
 LOT/TRACT/UNIT NONE

ALLOCATION OF TAX MONEY

GREENVILLE SCHOOL	61%	55,750.07
MAULDIN CITY TAX	18%	15,940.73
GREENVILLE COUNTY	16%	14,695.22
LIBRARY	3%	2,406.68
GREENVILLE TECH	2%	1,500.64
ART MUSEUM	%	339.77
ARENA DEBT SERVICE	%	141.57
PUBLIC SAFETY COMM FEE		\$ 14.95
COUNTY STORMWATER FEE		\$ 2,889.00
TOTAL TAX AND FEES		\$ 93,678.63

COMPANY	MAB	
Description	Kmart & CFA	
Amount	93678.63	
Charges	City	County/CAM
Account Code	2314	
Approved by	Date 11-16-18	

Scan And Pay
 Your Bill Now

Please allow at least 3 weeks for processing

AVOID LINES PAY BY CERTIFIED U.S. MAIL, REGULAR MAIL OR INTERNET

(http://www.greenvillecounty.org/TaxCollector/OnlineTax.aspx), or use our lobby kiosk or DROP BOX (located outside of office)

SAVE TIME - Please read Both sides of bill before calling.

After Mar 31, 2019 send Payment to:

Greenville County Tax Collector
 301 University Ridge, Suite 700
 Greenville, SC 29601

INFORMATION ONLY

- PAY AMOUNT LISTED ABOVE, NOT BELOW

PRIOR YEAR AMOUNT PAID: \$92,234.62

FOR QUICKER PROCESSING, USE ONE CHECK PER PAYMENT STUB

* If the Tax Collector's Office is closed on the due date, then the due date is extended until the close of the next business day

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DO NOT STAPLE, CLIP, TAPE, FOLD OR MUTILATE

DETACH AND RETURN THIS STUB WITH PAYMENT

Make all checks payable to Greenville County Tax Collector

IF YOUR ADDRESS IS NOT CORRECT PLEASE MAKE CHANGES IN THE BOX BELOW



1800016361377 93,678.63
 MAP #: 96,401.87
 M006.02-01-002.03
 MAULDIN AT BUTLER INC 102,756.09
 107,334.83

TAX COLLECTOR'S COPY

Greenville County Tax Collector
 Department 390
 PO Box 100221
 Columbia SC 29202-3221

1800016361377500009367863000096401870001027560900010733483

Mauldin Square Shopping Center

2018 Tenant Roster

<u>Unit</u>	<u>Tenant</u>	<u>SF</u>
129	Kmart #7274	87,543
Outparcel	Chickfila	4,955
		92,498